

CITY OF SAVANNAH ZONING ORDINANCE

Sec. 8-3046. Planned unit development-mixed use (PUD-MXU).

(a) *Intent and purpose.* The intent and purpose of the PUD-MXU district is to provide for quality development through unified planning and establishment of context-sensitive design principles. To achieve this intent and purpose the district requirements provide for the following:

- (1) Schedule of permitted uses;
- (2) Requirements for a concept plan;
- (3) Requirements for a master plan;
- (4) Requirements for a site development plan.

(b) *Permitted uses.*

(1) The following uses are permitted:

a. *Residential.*

1. Single-family row houses;
2. Multifamily (three or more units), including attached townhomes, condominiums, and apartments;
3. Upper-story residential.

b. *Civic uses.*

1. College, university;
2. Congregate care home (over 15 people);
3. Day care center (over 18 people);
4. Day care home (seven to 18 people);
5. Eleemosynary or philanthropic institution;
6. Museum, library;
7. Place of worship;
8. Public use, including recreation sites;
9. School, public or private (K--12)
10. Special-needs housing;
11. Technical, trade or business school;
12. Utility, minor.

c. *Office uses.*

1. Office, general;
2. Office, medical.

d. *Retail and services uses.*

1. Artist studio, gallery;

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2. Bar, nightclub, tavern;
3. Hotel;
4. Inn, hostel;
5. Package alcohol sales;
6. Recreation, indoor commercial;
7. Recreation, outdoor commercial;
8. Restaurant without alcohol sales;
9. Restaurant with alcohol sales;
10. Retail, general.
11. Retail, neighborhood;
12. Service, general;
13. Service, neighborhood.

(2) Reserved.

(3) Special uses. The MPC can recommend uses not allowed as a matter of right to the mayor and aldermen. A request for a special use shall follow the procedure for a map amendment in accordance with section 8-3182. Review criteria shall be in accordance with subsection 8-3163(b), provided, however, that the required findings shall be made by the MPC and the mayor and aldermen.

(4) A drive-through or drive-in shall not be allowed as a matter of right but can be approved by the mayor and aldermen as a special use.

(5) Outdoor storage shall not be allowed.

(c) *Concept plan.* A petition to rezone to a PUD-MXU district shall include a concept plan. The concept plan shall guide the development of a site as a unified whole, including infrastructure such as water and sewer utilities and stormwater facilities. Along with its recommendation for rezoning, the MPC shall make a recommendation to the mayor and aldermen regarding the concept plan. The mayor and aldermen shall not approve a PUD-MXU district without concurrent approval of a concept plan.

(1) *Concept plan criteria.* The MPC shall submit a recommendation to the mayor and aldermen for the following concept plan criteria:

(a) *General features.*

1. General vicinity map and north arrow.
2. Boundary of the project, including existing lot lines and parcel identification numbers.
3. Existing easements.
4. Existing major natural features such as wetlands and water bodies.
5. Existing rights-of-way within the project and within 1,000 feet of the project.

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(b) *Land use components.* At least two land use components shall be provided and must include residential and retail. A residential component shall not be less than 25 percent of the total gross building square footage of the unified development. A retail component shall not be less than 15 percent of the total gross building square footage of the unified development. For each component, the following, including the phasing of the development, shall be shown:

1. *Residential.* Type of residential, gross acreage, maximum gross density, total number of units, lot size, building height, and green space percentage.
2. *Civic.* Type of uses, gross acreage, gross floor area, building height, and green space percentage.
3. *Office.* Type of office, gross acreage, gross floor area, building height, and green space percentage.
4. *Retail and services.* Type of uses, gross acreage, gross floor area, building height, and green space percentage. See subsections (1)(e) and (1)(f) for density and height requirements.

(c) *Traffic impacts.*

1. Total project traffic shall be estimated using the latest version of Trip Generation Handbook produced by the Institute of Transportation Engineers. A "trip table" shall be included showing the number of trips generated by each land use. The trip table shall be approved by MPC staff prior to performing the traffic impact analysis outlined in subsection (c)(2). Once approved, the total trips in the trip table shall be the maximum trips allowed from the development; however, the level of each land use may vary using the rates to determine equivalent number of trips per unit adjusted so that the total trips remain the same.
2. A traffic impact analysis shall be provided based upon the trip table. Before the analysis is completed, the applicant shall meet with MPC staff to determine the scope and methodology for the traffic impact analysis. Trip generation, trip distribution, capture rates and other assumptions shall be approved by MPC staff. The analysis shall demonstrate how the development will affect impacted adjacent roadways at project buildout.
3. If improvements are needed to maintain acceptable roadway operations, the applicant shall identify improvements to mitigate the impacts of the development on the affected roadway system. An agreement between the developer and local government shall be negotiated to determine the extent of road improvements necessary to preserve and maintain acceptable traffic capacity.

(d) *Services.* The proposed method of providing the following services:

1. Water, including gallons per day to be required.
2. Sewage disposal, including gallons per day to be generated.

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3. Stormwater management concept.

4. Recreation facilities.

(e) *Density*. Density shall not exceed 100 dwelling units per gross acre. Compatibility with other zoning districts in the vicinity of the unified development and the adequacy of public roads, public services and facilities, and utilities required to serve the development shall be used to determine the appropriate density.

(f) *Height and massing*. The maximum building height shall be 60 feet but no more than 35 feet within 100 feet of a single-family residential dwelling. A greater height can be approved by the MPC at the time of site development plan review provided that the petitioner can demonstrate that there will be no detrimental impact to the residential property.

The mayor and aldermen shall affirmatively find that all of the criteria have been met by the concept plan prior to approval of the PUD-MXU district. The concept plan will govern development within the unified development. If multiple landowners or developers participate, they are bound to the terms of the concept plan and subsequent plan approvals.

Any subdivision of land within a unified development shall be consistent with the approved concept plan. At the time a final subdivision plat mylar is provided to the MPC for signature of the executive director, an amended concept plan shall be submitted that shows the subdivision.

(2) *Amendment*. If an amendment is proposed that would increase the land use intensity without some other corresponding decrease within the unified development, the mayor and aldermen, unless otherwise specified, shall consider approval of the amendment upon a recommendation of the MPC. All other changes shall be approved by the MPC or MPC staff. An approved amendment to a concept plan will require a revision. The revision shall identify the date of initial concept plan approval, approved concept plan criteria, and include the following information for each subsequent amendment: MPC file number; date of amendment(s); and, type of amendment(s). Applicable calculations shall also be revised if changed by an amendment.

(3) *Association*. The developer, or an association if there are multiple developers either by recorded deed, plat, covenant or restriction running with the land, shall preserve and maintain land set aside for green space, common parking areas, and private roadways.

(d) *Master plan*. To ensure a unified development, a master plan shall be provided which shows planning and design themes that emphasize and build upon the character and identity of Savannah and the coastal region, including pedestrian and vehicular connectivity and site and building design that relates to and enhances its surroundings. The master plan shall be consistent with the approved concept plan.

(1) *Connectivity*.

a. The adjacent street network, anticipated internal road network, and all existing and proposed access points shall be shown. The extension if

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neighboring street patterns to and through a unified development (except where physical constraints exist) shall be required.

- b. When the unified development includes or is adjacent to publicly-owned open space, the development shall provide unimpeded pedestrian passage to the public space.
 - c. Rights-of-way adjacent to the unified development perimeter shall have a pedestrian passageway, which shall provide a link to the internal development and its passageways. Within the internal development, a passageway shall be provided to allow the free flow of pedestrians between buildings, parking areas and recreational areas. Pedestrian passageways shall be separated by rights-of-way with a street yard.
 - d. Shared driveways and vehicular cross access easements shall be required whenever feasible.
- (2) *Design principles.* The developer or association shall work with MPC and city staff to develop design principles for the unified development. The principles govern site and building design (including height, mass and scale) and shall be approved by the MPC. Though not inclusive, the design principles should include the following considerations:
- a. A transition between adjacent properties where there is a difference in intensity or density should be provided.
 - b. A mixture of uses both vertically (in the same building) and horizontally (in adjacent buildings).
 - c. A mixture of residential unit types.
 - d. An emphasis on the pedestrian rather than the vehicle with regard to scale, accessibility, public space.
 - e. Preservation and maintenance of specimen trees.

- (3) *Shared parking.* Cumulative parking requirements for mixed-use occupancies or shared facilities may be reduced where it can be determined that the peak requirements of the several occupancies occur at different times (daily, weekly or seasonally). When requesting a reduction in parking based upon a shared plan, an applicant shall first schedule a scoping/methodology meeting with staff from the metropolitan planning commission. The purpose of the meeting shall be to determine the parameters of the proposed shared parking study based upon the specifics of the request being made. At a minimum, the study shall include the following:

A parking demand analysis prepared by a professional individual or entity with demonstrated expertise in the parking field which substantiates the basis for granting a reduced number of spaces. The analysis shall be stamped and/or signed by the qualified professional author of the study. The analysis shall, at a minimum, take into account the following three factors:

- a) *Comparison of similar use.* A parking survey shall be conducted on a development of a similar nature in order to determine parking occupancy

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rates of morning, afternoon and evening peak hours. The development surveyed shall be as agreed to by all parties at the scoping/methodology meeting.

- b) *Proximity and convenience factors.* The following information shall be provided and said factors may influence the approval of the reduction figures:
- (1) Distance between uses sharing parking and the parking facility.
 - (2) Pedestrian connections among uses sharing parking and the parking facility.
 - (3) Vehicular connections between uses sharing parking and the parking facility.
 - (4) Special trip reduction programs, such as vanpooling, transit or shuttle that are in place to serve the proposed project. Information provided shall, at a minimum, include hours of operation, frequency of service and capacity of service.
- c) *Internally captured parking requirements.* Parking requirements for retail, restaurant, convention and conference uses, for example, may be reduced where it can be determined that a portion of the patronage of these businesses come from other uses located within a maximum walking distance of 1,320 feet or where it can be demonstrated that 15 percent or more of patrons arrive by means other than a personal automobile.

The metropolitan planning commission shall develop a technical manual that will provide the methodology and standards for implementing a shared parking plan.

Parking requirements may be reduced up to a maximum of 50 percent as documented by the shared parking study and as determined appropriate by the metropolitan planning commission executive director in consultation with the city engineer. At least one space shall be provided for each employee on the maximum work shift in addition to the minimum amount of parking indicated by the shared parking study. However, when regular transit service is available within 1,320 feet of the site, seven spaces for every ten employees shall be the minimum requirement. The shared parking study shall be approved by the metropolitan planning commission executive director. Upon approval, the shared parking plan shall be the parking requirements for the entire property included in the shared parking study. In the event of any conflict between the terms of article D (Off-Street Parking and Service Requirements) of the Savannah Zoning Ordinance and the shared parking study, the approved shared parking study shall prevail.

Notwithstanding the above requirements, any parcel which has a "Residential" land use (not to include lodging) included on such parcel shall have on-site parking equal to a minimum of at least one parking space per residential unit.

Required parking spaces reserved for persons with disabilities shall be included in the shared parking study and shall meet the requirements for handicapped

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and disabled persons as listed in section 8-3082 of the Savannah Zoning Ordinance.

If a change in the use of a parcel, building, or structure is proposed that would increase the land use intensity (including changes of use) without some other corresponding decrease within the unified development, then a reevaluation of the shared parking study may be required at the discretion of the metropolitan planning commission executive director. No building permit or certificate of occupancy for any land use shall be released until such time as assurances are received from the metropolitan planning commission executive director that the minimum required parking is satisfied.

An attested copy of the approved shared parking plan shall remain on file with the metropolitan planning commission on forms made available by the metropolitan planning commission executive director. Amendments thereto shall follow the same procedure required for original approval.

(e) *Site development plan.* A site development plan shall be required for each proposed development within the unified development, which shall be consistent with the approved concept plan and master plan. The criteria for submittal shall be the same as the criteria required by the planned development district (section 8-3031) and the planned unit development district (section 8-3033). All planned development and planned unit development criteria shall be shown except those items already predetermined by the requirements of the master plan.

(f) *Variances.* Concept plan and master plan requirements are not variable. Instead, an amendment shall be required. If a variance is sought at the time of site development plan submittal, it shall be requested. The variance criteria of subsection 8-3162(c) shall apply.

(Code 1977, § 8-3038; Ord. of 8-19-2004, § 1; Ord. of 2-28-2008(2), § 1)

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